

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

September 16, 1968

ORDERED:

That after public notice and hearing as prescribed by law, the following application for a large-scale planned development under Section 7501 of the Zoning Regulations is found to be in harmony with the intent and purpose of the general Zoning Regulations and Maps, and is approved by the Commission as follows, subject to further processing by the Board of Zoning Adjustments:

Z. C. 68-33 Application under Article 75 for permission for a large-scale planned development in Sq. 5292 for a residential complex of 574 dwelling units to be known as "Capitol View Plaza", as identified in the following exhibits:

No. 42 Schedule (Revised 8-6-68)
Nos. 43 & 44 Site Plan
No. 45 Site Plan and finished grading (Revised 7-29-68)
No. 46. Landscape and lighting (Revised 7-29-68)
Nos. 47 - 51 Floor plans (Revised 7-26-68)
Nos. 52 & 53 Elevations (Revised 7-26-68)
No. 61 Site Plan (Revised 9-4-68)

The proposed site development to provide for a total of 574 units as follows:

- (a) 92 three, four and five bedroom low-income housing units for large families in town houses.
- (b) 212 efficiency and one bedroom low-income housing units for elderly in a high-rise building.
- (c) 270 one, two and three bedroom units for moderate income families in a high-rise building, under the 211 (d) (3) program, and

Further provision for:

A commercial area of 56,395 square feet with a major supermarket, as well as additional commercial and professional space on the ground floor of the moderate income building.

And for the following:

Area of site :	363,425 Sq. ft. (8.403 acres)
Gross floor area :	592,797 Sq. ft.
Floor area ratio :	1.63
Lot occupancy :	36.4%
Commercial areas :	Grocery, bank, coin-operated laundry and dry cleaner, medical offices, recreation office, storage, day care and nursery.
Parking :	281 spaces
Loading :	
Commercial :	2 berths
Middle Income :	1
Elderly :	1
Total :	4
Recreation areas :	58,069 Sq. ft.

WALTER E. WASHINGTON

JOHN W. HECHINGER

WALTER E. FAUNTROY

J. E. N. JENSEN

J. GEORGE STEWART

Att:

JOHN W. JESSUP

Administrative Officer